

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 227
*DWELLING AND SETTING, BLAKENEY –
30 HACKTHORNE ROAD, CHRISTCHURCH***



PHOTOGRAPH: B. SMYTH, 2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

30 Hackthorne Road has historical and social significance for its association with solicitor Henry Cotterill, and as evidence of the first phase of development of the new hill suburb of Cashmere. By 1914 the extension of the electric tram network along Cashmere Road and up Hackthorne Road, as well as the installation of a high-pressure water system, greatly encouraged suburban development on the Cashmere Hills. One of those who made the shift to Cashmere in the 1910s was Henry Cotterill, a noted solicitor and foundation partner of the prominent law firm of Duncan Cotterill. The Cotterill family moved into their new Hackthorne Road house in August 1917 and called it 'Blakeney'. Cotterill (1855-1943) had been a successful sportsman, representing Canterbury in cricket and rugby in the 1870s and 1880s, and served as a member of the Board of Governors of Christ's College for more than 35 years. Prior to shifting to Cashmere, the Cotterills had lived in Bryndwr Road. Henry Cotterill lived at 30 Hackthorne Road until 1935. The house remains in use as a private dwelling.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

30 Hackthorne Road has cultural significance as a demonstration of the lifestyle of a well-known city solicitor in the suburb of Cashmere which had 'a distinct sense of community based on its early popularity with intellectuals and university people' (Contextual Historical Overview).

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

30 Hackthorne Road has architectural and aesthetic significance as an example of a large English Domestic Revival style house built during World War I. The house exhibits typical features of the style, such as an irregular form, tall chimney stacks, timber shingling, board and batten cladding, casement windows and a slate roof. The architect has not been identified. Henry Cotterill's son Henry Guy was articled to Cecil Wood in 1915 and then transferred to Samuel Hurst Seager's office in 1917, when Wood enlisted for war. H G Cotterill later became a notable architect in his own right as one half of the successful inter-war partnership of Helmore and Cotterill.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

30 Hackthorne Road has technological and craftsmanship significance as a representative example of a large timber house built in the mid-1910s. Its construction, materials and detailing evidence the period in which it was built.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The dwelling and its setting at 30 Hackthorne Road have contextual significance due to it being situated amongst many other large Arts and Crafts and English Domestic Revival homes of a similar period. This includes the listed heritage dwelling and gardens of Ngaio

Marsh at 37 Valley Road designed by notable Christchurch architect Samuel Hurst Seager. Other listed buildings within the vicinity include the dwelling at 16 Hackthorne Road which was designed by and for Hurst Seager himself. Together these homes define the early character of the Cashmere Hills area.

30 Hackthorne Road occupies a large sloping section on the western side of Hackthorne Road, overlooking Princess Margaret Hospital. The house is located in a mature garden setting, with a driveway zig-zagging down from Hackthorne Road. Although the house is visible in part from Hackthorne Road, the fall of the site means that only the rear of the upper storey can be glimpsed.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The dwelling and its setting at 30 Hackthorne Road have archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900.

ASSESSMENT STATEMENT

The dwelling known as Blakeney and its setting at 30 Hackthorne Road has overall heritage significance to Christchurch, including Banks Peninsula. The dwelling has historical and social significance for its association with solicitor Henry Cotterill, and as a record of the early 20th century development of the new hill suburb of Cashmere. 30 Hackthorne Road has cultural significance as a demonstration of the lifestyle of a well-known city solicitor in the suburb of Cashmere which had 'a distinct sense of community based on its early popularity with intellectuals and university people'. 30 Hackthorne Road has architectural and aesthetic significance as an example of a large English Domestic Revival house that was the family home of architect Henry Guy Cotterill. The dwelling has technological and craftsmanship significance because the construction, materials and detailing evidences the period in which it was built. The dwelling and its setting at 30 Hackthorne Road have contextual significance due to it being situated amongst many other large Arts and Crafts and Domestic Revival homes of a similar period. The dwelling and its setting at 30 Hackthorne Road have archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900.

REFERENCES:

Christchurch City Council Heritage files *30 Hackthorne Road*
Duncan Cotterill, The History of a Law Firm 1857-2007

Cyclopedia of New Zealand: <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d3-d25-d6.html>

John Wilson et al *Contextual Historical Overview of Christchurch* (Christchurch, 2005)

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PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.